

## WARRANTY DEED

THIS INDENTURE, made and entered into as of the 25th day of June, 2004, by and between BILL BRANDON EASON, JR. and MICHAEL PALMER EASON, Co-Trustees under The Martha Powe Eason Living Trust, party of the first part, and Kenneth E. Vinson and wife, Adrienne Vinson, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi:

Lot 65, Section D, of the Germanwood Plantation, situated in Section 21, Township 1 South, Range 6 West, City of Olive Branch, as shown on plat of record in Plat Book 46, Page 10-11, in the Chancery Clerk's Office of DeSoto County, Mississippi, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to the party of the first part by Warranty Deed of record at Instrument Number Book 339, Page 720 in the Register's Office of DeSoto County, Mississippi.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforescribed real estate; they have a good right to sell and convey the same; that the same is unencumbered, EXCEPT

Subdivision restrictions, building lines and easements of record in Plat Book 46, Pages 10-11 in said Clerk's Office; and 2004 City of Olive Branch and 2004 DeSoto County real estate taxes, which the party of the second part hereby assumes and agrees to pay;

and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according in their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

THE MARTHA POWE EASON LIVING  
TRUST

STATE MS.-DE SOTO CO. *SS*

JUL 12 8 45 AM '04

BY: BILL BRANDON EASON, JR., Co-Trustee

BY: MICHAEL PALMER EASON, Co-Trustee

292-0830  
292-2073

BK 476 PG 615  
THE CLERK CH. CLK.

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STATE OF MISSISSIPPI  
COUNTY OF \_\_\_\_\_

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared BILL BRANDON EASON, JR. to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of June, 2004.


\_\_\_\_\_  
Notary Public

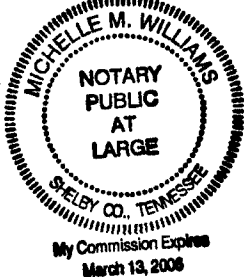
My Commission expires:

\*\*\*\*\*  
STATE OF TENNESSEE  
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared MICHAEL PALMER EASON, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and who acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notarial Seal at office this 25th day of June, 2004.

  
\_\_\_\_\_  
Notary Public



My Commission expires:

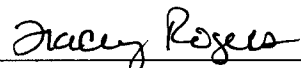
(FOR RECORDING DATA ONLY)

Property Address:  
7892 Windersgate Circle  
Olive Branch, MS 38654

Property Owner:  
Kenneth E. Vinson & Adrienne Vinson  
7892 Windersgate Circle  
Olive Branch, MS 38654  
367-6949  
509-7864

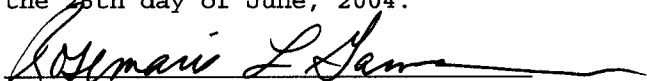
Ward, Block & Parcel Number:  
1065-2110.0-00065.00

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is \$270,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

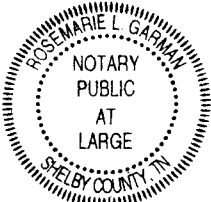
  
\_\_\_\_\_  
Affiant

Mail tax bills to:  
First Horizon Home Loans  
1555 W. Walnut Hill Lane #200  
Irving, TX 75038

Subscribed and sworn to before me this the 25th day of June, 2004.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:



MY COMMISSION EXPIRES.  
October 11, 2005

This instrument prepared by and return to:  
Stanley & Williams, P.C.  
7515 Corporate Centre Drive  
Germantown, TN 38138

20040470  
901-754-9894